



THE
A-TEAM

**RE/MAX
FIRST**

85 CITYSIDE View, Calgary T3N 2N4

MLS® #: **A2186884** Area: **Cityscape** Listing Date: **01/13/25** List Price: **\$726,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2025** Abv Sqft: **2,043**
Lot Information Low Sqft:
 Lot Sz Ar: **2,841 sqft** Ttl Sqft: **2,043**
 Lot Shape:

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Interior Lot,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Lighting,Rain Gutters** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	15`0" x 17`8"	Dining Room	Main	13`8" x 8`4"
Kitchen	Main	13`8" x 10`0"	Pantry	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	Mud Room	Main	0`0" x 0`0"
Bedroom	Upper	9`10" x 11`10"	Walk-In Closet	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	12`11" x 14`0"	Walk-In Closet	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
Loft	Upper	11`5" x 11`6"	Bedroom	Upper	9`5" x 11`9"
Laundry	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

TBV

R-G

Remarks

Pub Rmks: **The Fullerton PR offers 2,043 sq. ft in the Cityscape Community in Calgary, priced at \$726,990. This 2-car garage single family home has designer picked upgrades included such as an 8 Panel Solar System, electric fireplace, chimney Hood fan, Built In microwave, luxury vinyl plank flooring, quartz countertops throughout, exclusive architect's choice options such as side entry and 9' basement foundation. There is also a 3 piece plumbing rough-in, in the basement. Upstairs your primary bedroom features a walk-in closet and a stunning ensuite. Down the hall from bedrooms 2 and 3, you will find the main bath and laundry for ultra-convenient living. In Cityscape, you can enjoy access to amenities including planned schools, an environmental reserve and commercial complex that will surely complement your lifestyle!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Crown**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

